

Single Family Residence **RESIDENTIAL**

12473 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$832,130 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,403 ft²
LIVING AREA

0.26 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$832K

\$784K low

\$880K high

Last Sale

\$792,000 · May 7, 2021

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$10,690 (2025)
Assessed Value	\$533,559
Previous Assessed	\$518,019
Assessor Market Value	\$1,002,609

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2021	Financing	Intrafamily Transfer			\$581K
May 5, 2021	Resale	Warranty Deed	\$792,000	\$233	\$380K
Jul 20, 2015	Resale	Warranty Deed	\$539,900	\$159	
Apr 16, 2008	Resale	Warranty Deed	\$578,662	\$170	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.8 mi
John McLoughlin Elementary School	Elementary	KG–5	0.9 mi
Oregon City High School	High	9–12	2.5 mi

District: Oregon City School District 62

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 97045

77 CRIME INDEX	105 AIR POLLUTION	57,984 POPULATION	\$97K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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